

29C  
ACTIVE

ORDINANCE NO. 29

SUMMARY OF COMPREHENSIVE PLAN

A COMPREHENSIVE PLAN OF THE CITY OF DOVER, COUNTY OF BONNER, STATE OF IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ESTABLISHING A COMPREHENSIVE PLAN; SETTING FORTH THE PURPOSE FOR IMPLEMENTATION OF A COMPREHENSIVE PLAN; ANALYZING POPULATION AND TRENDS IN THE FUTURE; ADDRESSING SCHOOL FACILITIES AND TRANSPORTATION; ANALYZING ECONOMIC AND COMMERCIAL DEVELOPMENT AND CONSIDERING ITS IMPACT UPON RESIDENTIAL AREAS AND NATURAL RESOURCES; GUIDING LAND USE DEVELOPMENT AND PROTECTING THE NATURAL RESOURCES, WETLANDS AND FLOOD PLAINS; IDENTIFY PUBLIC SERVICE FACILITIES AND UTILITIES AND THE ENTITIES RESPONSIBLE FOR EXPENSES ASSOCIATED THEREWITH; RECOGNIZES TRANSPORTATION ISSUES ASSOCIATED WITH HIGHWAY 2 AND ITS RELOCATION; SETS FORTH DESIRE TO DEVELOP RECREATION AREAS AND MAINTAIN SPECIAL AREAS WITHIN THE CITY; PROVIDES THAT BUILDING CODES WILL APPLY TO HOUSING PROJECTS; ANALYZES EXISTING AND FUTURE COMMUNITY DESIGN; PROVIDES FOR IMPLEMENTATION OF THE COMPREHENSIVE PLAN THROUGH PLANNING AND ZONING ORDINANCES.

A summary of the principal provisions of the Comprehensive Plan for the City of Dover, Bonner County, Idaho, is as follows:

**Introduction:** Discusses the historical basis of the incorporation of the City of Dover and sets forth the overall purposes for implementation of a comprehensive plan.

**Section One--Population:** Analyzes the current population of Dover and addresses anticipated trends in the future and the ability of Dover to accommodate changes in population.

**Section Two--School Facilities and Transportation:** Identifies that Dover is not responsible for school system operation but acknowledges an obligation to communicate with the Bonner County School District to advise of growth and development trends in population and development of land within the city.

**Section Three--Economic Development:** Sets forth a goal of supporting compatible commercial and light industrial development along the Highway 2 corridor through the city while maintaining the integrity of residential neighborhoods; and identifies policies which generally consider commercial development and its impact upon the residential areas and natural resources within the city and requiring detailed proposed development plans for review.

**Section Four--Land Use:** Discusses a desire to maintain current residential densities while acknowledging new development will occur but such development should have a minimum impact upon existing ground cover and forest resources and should contribute towards the establishment and maintenance of public recreation facilities. Proposes a map indicating suitable projected land uses.

**Section Five--Natural Resources:** Recognizes the Pend Oreille River is a significant benefit and the protection of the river, wetlands and other water resources are critical to the city; further analyzes the need to regulate, preserve, and protect the Pend Oreille River, its tributaries and shorelines and the properties adjacent thereto.

**Section Six--Hazardous Areas:** Analyzes the need to guide growth and development in order to mitigate the likelihood of impacts to slope stability, wetlands or flood plain hazards.

**Section Seven--Public Services, Facilities and Utilities:** Analyzes the services which are currently available within the city and sets forth a policy of assessing the costs for expansion of services to be borne by those who would benefit from such expansion.

**Section Eight--Transportation:** Acknowledges the importance of the existing location of Highway 2 and the plans to re-route the highway and the resulting impact upon the city; and analyzes the safety hazards of throughways and the need to improve existing streets.

**Section Nine--Recreation:** Analyzes a desire to develop recreation areas focusing upon the Pend Oreille River frontage and to make such areas available for public access and use.

**Section Ten--Special Areas or Sites:** Identifies a desire to maintain certain structures within the City of Dover in order to preserve the community's heritage and its identity.

**Section Eleven--Housing:** Identifies that the city will not be actively involved providing housing but will ensure that new construction will comply with building codes.

**Section Twelve--Community Design:** Sets forth a goal of maintaining a variety of lifestyles and rural character while acknowledging the importance of maintaining and improving public access to the Pend Oreille River.

**Section Thirteen--Implementation:** Provides that the implementation of the comprehensive plan shall be by the enactment



of planning and zoning ordinances which will regulate land use and development and provide for the costs of such development to be borne by those benefitting.

The full text of the Comprehensive Plan will be available at the Dover City Hall and the Bonner County Library and can be provided to any citizen upon personal request during normal business hours.

DATED this 22 day of May, 1995.

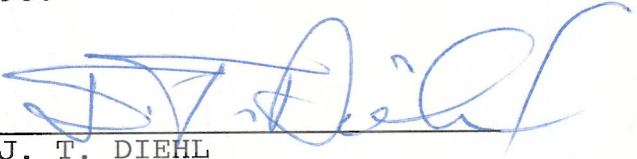
CITY OF DOVER  
BONNER COUNTY, IDAHO

Maggie Becker  
Maggie Becker, President of City Council

CERTIFICATION OF CITY ATTORNEY  
CONCERNING SUMMARY OF ORDINANCE NO. 29

I, the undersigned counsel for, and legal advisor to, the City of Dover, Bonner County, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 29 of the City of Dover, and that the same is true and complete and provides adequate notice to the public of the contents of said ordinance.

Dated this 22 day of May, 1995.

  
\_\_\_\_\_  
J. T. DIEHL  
City Attorney